

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
JUNE 11, 2012**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin .....	Chairperson
William Smeltzer .....	Vice –Chairperson
William Tice .....	Member
A. Bruce Sattazahn .....	Member
Charles Allwein, Sr.....	Member
Cheri F. Grumbine .....	TwP Manager

Also in attendance at this meeting were Brent McFeaters of Matthew & Hockley, Greg Stewart Engineer of Bennesch and some members of the public.

The Pledge of Allegiance was recited.

**MEETING MINUTES**

**MOTION** was made and seconded to approve the May 14, 2012 meeting minutes. Motion was unanimously carried.

**ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD**

**A.) Thomas A. Jr/ Je’nette Stewart Subd (lot add) Plan**      Date Submitted: 10-11-2011

**Location/Zoned:** Rockwood area/ R-1

Brent McFeaters of Matthew & Hockley was present to discuss the plan for the Stewarts. Brent started his remarks by reminding the Commission this plan had been before them previously and the issue of a portion of McKinley Avenue was raised. The TwP has since vacated their claims to this portion of McKinley Ave which creates an access for each property. The revised plan now shows the access area for each of the lots. Commission members discussed the vacated McKinley Ave.

Member Sattazahn raised the question of snow plowing and how it will be done without a cul-de-sac. Mgr Grumbine replied that the Roadmaster had viewed the area and stated he would not expect any difficulties with the plowing. Member Smeltzer pointed out that after this current plan, there are no other options for any additional subdividing.

**Planning Module Approval**

A Planning Module for the Stewart Plan is also before the Commission for recommendation.

**MOTION** was made and seconded to recommend approval to the Board of Supervisors for the Thomas A. Jr/Je’nette Stewart Subdivision Plan. Also approval for the Planning Module conditional on revised plans being provided by the Matthew & Hockley to attach to the Planning Module. Motion unanimously carried.

---

**PLANS ON HOLD WITH LCPD****A.) Herb Homestead Land Development Plan**

Date Submitted: 1-12-2010

**Location/Zoned:** Weavertown Rd/ I

There is no new information to discuss for this plan.

**B.) Martin Farm Land Development Plan**

Date Submitted: 4-10-2012

Location/Zoned: Weavertown Rd/ AG

Greg Stewart, Engineer for the Martin plan was present to discuss the comment list that had been generated by County Planning and the Twp. Stewart's first item was the shown 33' versus an ultimate 50' right-of-way. Member Smeltzer asked Mr. Martin to explain some of the truck traffic that will be expected as part of the dairy operation. Mr. Martin described the weekly and monthly milk trucks that will be traveling to the property.

The next issue was the stormwater designs. Currently the plan is showing a stormwater swale in the proposed right-of-way. After some discussion with Commission members, Mr. Stewart was told by the Commission members the Twp's standard policy is that nothing is permitted for placement in the right-of-way. Mgr Grumbine said she had discussed this swale issue with the County Engineer, Rick Bolt. He felt there is plenty of area outside the right-of-way for stormwater swale placement. Mr. Stewart agreed it is a preference situation that is currently shown on the plan. He then asked the Commission for clarification on the labeled 33' right-of-way if the swale is to be relocated outside of the right-of-way. As this is not a Subdivision Plan but a Land Development Plan, the Commission felt the 33' right-of-way should be acceptable.

Chp Martin questioned if there are any problems with water runoff or standing water in the area currently. She then stated she cannot recall the ordinances regarding the 50' right-of-way. Mgr Grumbine suggested the Commission might want to refer the issue of the right-of-way to the Board of Supervisors, as it would be their roads to maintain. Member Smeltzer said he does not see the point in making the requirement as this plan is a Land Dev Plan not a subdivision and is a farm operation. He continued on to mention the stormwater design will be improved. The members indicated they would be in agreement with the 33' right-of-way.

The final issue is a requested headwall on the open 15" pipe. Mgr Grumbine explained the Roadmaster had requested that be put in place. Stewart asked if the Roadmaster is looking for a 3' square section that stands 18" above final grade with a trash rack on it. Chp Martin said she thought it was requested to prevent children/animals from entering the pipe. Mgr Grumbine told Stewart if he would provide a design for the headwall and trash rack she could then review the design with the Roadmaster.

Mr. Stewart said that he has a few revisions to make now that he has answers to the items discussed this evening. After the revisions are made new plans will be submitted to receive approvals.

Chp Martin asked fellow Commission members if they have any other questions or comments. As there were no more questions Stewart thanks the Commission for their time and discussions.

**RECEIVING OF NEW PLANS**

There are no new plans this evening.

---

**ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS****A.) Regional Comprehensive Plan**

Mgr Grumbine told the Commission the revised draft of the Regional Comprehensive Plan has not been received. Once the document is received copies will be printed and provided to them for their review. She stated it is a rather lengthy document.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George  
Recording Secretary